



**Baltimore City Landmark Designation
for the
Waverly Town Hall
3100 Greenmount Avenue
Baltimore, Maryland**

Historical Significance:

The Waverly Town Hall is a late 19th-century Classical Revival style brick building, located at the corner of Greenmount Avenue and 31st Street in Waverly. The site of the Waverly Town Hall was sold in 1869 to the Huntington Company of Waverly, who intended to build a public hall on the property (Hollifield, 51). The Hall was constructed circa 1873 for a cost of \$12,000 (Scharf, 888). The Town Hall appears on the 1877 Hopkins Map of Waverly, on the north side of the street from the North Baltimore Railroad Depot and south of a large property owned by Jacob Aull. Its location along what was then York Road placed it on a primary transportation corridor and a block north of the toll gate. The building served as a community meeting place, a center of commerce, a social hub, and a post office for the Waverly Community in the late 19th and 20th centuries. The Waverly Town Hall quickly became a center for civic engagement, drawing the City's leading political figures and hosting debates over significant issues facing the Waverly community and the surrounding area.

The Waverly Town Hall was located along a streetcar line before the turn of the century, and its proximity to local transportation routes and other Waverly institutions made the Waverly Town Hall a significant gathering place for the community. The Hall hosted many state and local political figures, both Democrat and Republican, including many of the candidates for City offices. In August of 1884, the Hall played host to the Republican Convention for the Second Congressional District of Maryland. Representatives from Baltimore, Harford, Carroll, and Cecil counties were all in attendance (Sun, 1884). In December of 1884, a Democratic Jubilee was held in Waverly and ended with speeches at the Waverly Hall (Sun, 1884). The Waverly Hall drew large crowds when it hosted former Governor Warfield, Mayor Mahool, and politician and businessman A.S. Goldsborough, who spoke to the community in 1907(Sun, 1907). That same year a banquet was held in the Hall by the Democratic Party, with a guest list which included former governor Frank Brown, State Senator J. Charles Linthicum, and City Councilman George Stewart Brown (Sun, 1907). In 1919, the Democratic Party held several political rallies in Baltimore City, including one at Waverly Hall. Many political figures attended this rally, including Attorney- General (and later governor) Albert C. Ritchie, Attorney-General Edgar Allan Poe (a distant cousin of the author), Congressman John Linthicum, and George Weems Williams, candidate for mayor (Sun, 1919). The variety of political figures that attended rallies and spoke at gatherings in the Waverly Town Hall made it a significant place in the political history of Baltimore.

The Waverly Hall was home to one of Waverly's most influential political figures, Dr. Edwin C. Livingston III. At the turn of the century Dr. Livingston, one of the Hall's owners, opened a drug store on the first floor of the Hall and utilized its central location to further his civic and political goals. Dr. Livingston was very politically active within the Democratic Party and used the Waverly Hall to host a number of events for the party (Sun, 1909). He was a community leader, joining many of the most prominent social, civic and political groups in the area. In 1903, Dr. Livingston leveraged his community position and was elected as a representative to the 2nd branch of the City Council. He remained an important figure in the community until his death in 1913 (Sun, 1932).

Although his drug store was a well-known landmark in the community, his political and civic contributions to Waverly were equally important.

The citizens of Waverly utilized the Town Hall as a place for civic engagement and debate of important issues impacting the area. In the 1870s and 1880s, rallies and public meetings were held at the Waverly Hall to address the annexation of “the Belt” area, including Waverly, into Baltimore City from Baltimore County. The first Annexation Bill was proposed in 1874 to extend the boundaries of the city one mile north into Baltimore County. In April of 1874 a rally and public meeting were held at the Waverly Hall to show support for the proposed annexation (Sun, 1874). Despite the support of many Waverly residents, the referendum on the bill was defeated in May of 1874(Scharf, 64). This still did not stop the push for Annexation from Waverly residents. By 1888, concerned citizens of Waverly formed the Waverly Annexation Club, which met in the Waverly Hall, to support a new referendum on the proposed annexation bill (Sun, 1888). The leadership of this club included prominent Baltimore figures such as A.S. Abell of the Baltimore Sun, Ernest and Henry Hoen of A. Hoen & Co. Lithography, Charles H. Bond- School Commissioner, and Waverly Hall business owners Dr. Edwin Livingston III and Charles G. Leight (Sun, 1888). In 1888 the referendum on the Annexation Bill passed and Waverly became part of Baltimore City.

When Waverly finally became part of Baltimore City in 1888, the community needed a number of improvements, and the Waverly Hall remained the place where leaders met to address these matters. The Improvement Association #1 of the 22nd Ward started meeting in the Waverly Town Hall in the 1890s. Early members of the association included Henry Hoen, Ernest Hoen, and Dr. Edwin C. Livingston, all of whom were also members of the Waverly Annexation Club(Sun, 1890). Much of the focus of this group was on York Road, the main thoroughfare through Waverly. In 1892, the Improvement Association met in the Waverly Hall to discuss the opening of a road parallel to York Road and decided to open Barclay Street from 27th Street to 35th Street (Sun, 1892). In 1894, the Association met with James H. Smith, President of the 2nd Branch City Council to discuss the grading and pavement of York Road(Sun, 1894). In 1900, the Improvement Association met at the Waverly Hall to discuss the need for better sidewalks, better streets, and better policing in Waverly. (Sun, 1900) In 1906 City Councilman Andrew I. Wright called a meeting at the Waverly Hall to discuss the appropriate paving material for York Road from North Avenue to 23rd Street as traffic increased. Members of the Improvement Association along with Mayor Clay Timanus and the Commissioner for Opening Streets discuss the use of Belgian block versus macadam (Sun, 1906). As Waverly transitioned from the “Victorian Village” to a suburban neighborhood, the increase in traffic on York Road and a wide range of other civic issues came to a head at the Waverly Town Hall.

When the Waverly Hall was not being used for political and civic meetings, it was an important gathering place for a variety of groups. The Hall hosted lectures by professors from Johns Hopkins University for the general public to attend (Aull). A Dunkard Church formed in 1882 and began meeting at the Waverly Hall; the first meeting was attended by 30 people (Sun, 1882). Social and fraternal organizations, including the Order of the

Golden Eagle, the Knights of Honor, the Jr. Order of United American Mechanics (OUAM), the Independent Order of Mechanics (IOM), the Improved Order of Heptasophs (IOH- Headquartered in Baltimore), Masonic Lodge #152, and the Old Glory Council #32 used the space for a variety of events as well (Sipes & Riggle, 14, Polk City Directory of 1908, Sun 1915). A VFW Post was founded at the Hall in 1920. Later in that decade, the upper stories were divided into four apartments and remained residential (Polk City Directories 1928, 1940).

The Hall was also an important place of business in Waverly. The storefronts on the first story housed a post office, a cigar factory and store, a drug store, a restaurant and a beauty shop. The second story housed two dental practices for most of the 20th century. Prominent political figure Dr. Edwin C. Livingston III owned a drug store on the first story of the Waverly Hall during the late 19th and early 20th centuries. In 1918-19, Livingston's Drug store became Barrett's Drug Store under new owner Henry H. Barrett. Barrett owned the drug store until about 1927, when Seward's Drug Store replaced it (Polk City Directory 1927, and Sun, 1928). The storefront then became home to a number of restaurants including S&D Restaurant, Wolfe's Restaurant, and Dutchman's Café. Sanborn Maps of the Town Hall show that it was home to the Waverly branch of the post office for the first half of the 20th century. The Charles G. Leight & Bro. cigar factory and store operated out of the Hall from about 1900 to 1917 before brothers Charles, George and Henry relocated the shop to another location in Waverly. The owner's son, Charles T. Leight, noted in the Baltimore Sun that "the factory, with its rich tobacco odors which I can smell today, employed ten men who rolled cigars by hand. The cigars went under brand names such as Waverly, and were sold in wholesale lots to restaurants and retail stores." (Sun, 1949)

The dental practices of Dr. George and later Dr. Jamison were located in the Waverly Town Hall (Polk City Directories 1908 and 1940). Dr. Marwood S. George practiced dentistry in Waverly Hall from about 1918 to 1930. Later, Dr. Joseph A. Jameson, a 1927 graduate of the University of Maryland Dental School, had his dental practice in the Waverly Town Hall. Dr. Jameson's practice began in the Waverly Town Hall in the late 1930's and remained in Waverly for 30 years.

Since its construction in 1873, the setting of the Waverly Town Hall has changed dramatically. The Waverly community transitioned from a Victorian Village in Baltimore County, to an urban Baltimore City community along a major transportation route. In 1973, the state senate recognized the 100 year anniversary of the Waverly Town Hall and praised the accomplishments of the community over the century. The Town Hall's role in shaping the political, civic, commercial and social landscape of the Waverly Community and the surrounding area makes it a significant place that contributes to the history of city.

Architectural Description:

When it was originally constructed, the Waverly Town hall was an impressive brick structure at the intersection of York Road and 31st Street. The Hall was an example of the late 19th century Classical Revival style featuring a tripartite division. The shallowly pitched gable roof featured a full, bracketed cornice with a sunburst medallion in the gable peak. A wide band of trim was located just below the cornice. A decorative square cupola with a thick cornice sat on the ridge of the gable roof. The fenestration on the second story followed the tripartite design, with large two-over-two double hung windows on either side of a taller ten-pane window. The side windows were topped with triangular pediments supported by decorative brackets, while the tall central window was topped with an eyebrow lintel with similar brackets. The first story featured grand entries at each opening and large windows over square recessed panels on either side. The central entry was the most detailed with paired, wood paneled doors and a semi-circular fanlight surmounted by a decorative bracketed cornice which extend over the entry and ran the length of the façade. The emblems of the various organizations which met in the hall were placed on the façade. By 1906 the Sanborn Map of the York Road corridor through Waverly shows that the neighborhood saw a great deal of development around the turn of the century. A photograph of York Road, dating to about 1903, shows that a large awning was added over the front façade of the building. Although the building has since been altered, many of its original design features are still evident.

Two 20th century buildings now abut the Waverly Town Hall. The first is a 1930's one-story, three-bay, building to the rear constructed of brown brick that faces onto 31st Street. By the middle of the 20th century, a second building wrapped around the north side of the Town Hall and created another storefront on Greenmount Avenue. The existing storefronts on the Town Hall were extended toward Greenmount Avenue during this time as well. Although these new buildings are located on the Town Hall property, they can be separated from the Town Hall as they differ significantly in age and architectural style.

Currently, the first story of the building has been altered to accommodate the two businesses that now occupy the building. Although the Town Hall has always hosted businesses on the first story, the current appearance of these storefronts is not in keeping with the historic appearance. The south end of the first story façade has been extended and the new portion is covered with vertical wood siding and has a modern door and two small windows. An awning runs along the addition. The north end of the first story façade has also been extended, but is clad in brick and vinyl siding. A wood parapet runs along the roof of the additions. It is possible that the central door on the façade is part of an original opening; however, the alteration to the first story façade is significant.

The fenestration has been significantly altered. The large second story window openings on the façade and side elevation have been bricked over and filled with smaller vinyl windows. Much of the decorative detailing has also been removed including the roof-top cupola, the pediments over the windows, the band of trim under the cornice, which is now a belt course, and the sunburst medallion in the gable peak. Although much of

character has been lost with the removal of architectural details, many of these details could be restored in the future.

Community Support:

CHAP has received support for the designation of the Waverly Town Hall from Baltimore City Councilwoman Mary Pat Clarke, the Abell Improvement Association, the Better Waverly Community Association, The Oakenshaw Improvement Association (2), the Waverly Improvement Association, the Waverly Main Street Association, the Baltimore City Historical Society, Baltimore Heritage, Preservation Maryland, Maryland Delegate Maggie McIntosh, Johns Hopkins University, Charles Village Civic Association, Waverly Improvement Association Treasurer Herman Heyn, and Waverly Residents Tammy Mayer and Cari Varner.

Staff Recommendations: **For Baltimore City Landmark List**

Meets CHAP Landmark Criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of Baltimore history;

The Waverly Town Hall played an important role in the development of the Waverly community in the 19th and 20th centuries, serving the community as a post office, meeting space, storefront, and gathering place. The Hall played an important role in the debate regarding the annexation of the "Belt" area from Baltimore County to Baltimore City in the late 19th century. Its prominent location on York Road provided an important place for local politicians, political candidates, and civic organizations to speak about a wide variety of issues affecting the Waverly Community and the City of Baltimore.

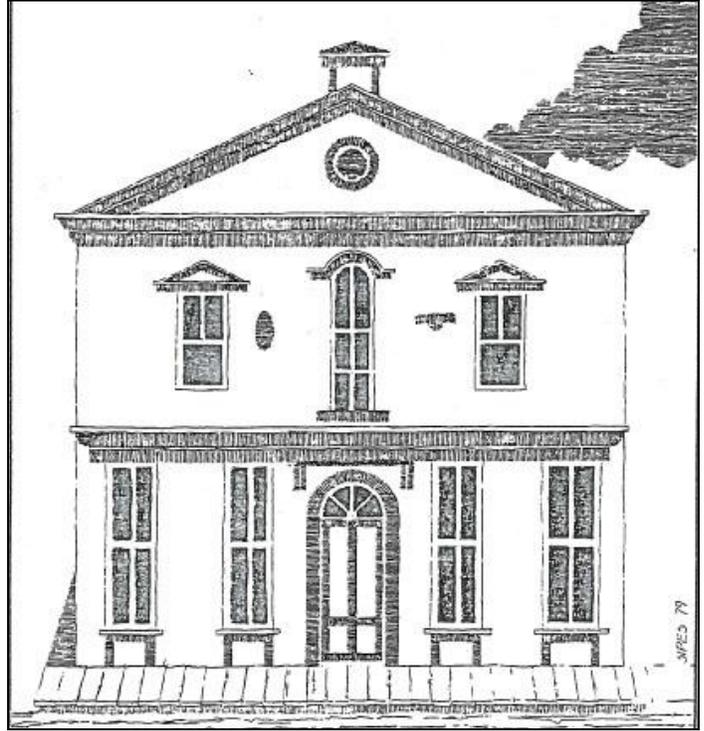
2. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The building was a fine example of the classical revival style; however, given the removal of many of its character defining features, it now stands as a significant and distinguishable building on Greenmount Avenue, whose components currently lack individual distinction.

Pictures and Maps:



Waverly Town Hall Circa 1873



Waverly Town Hall in the 1870s



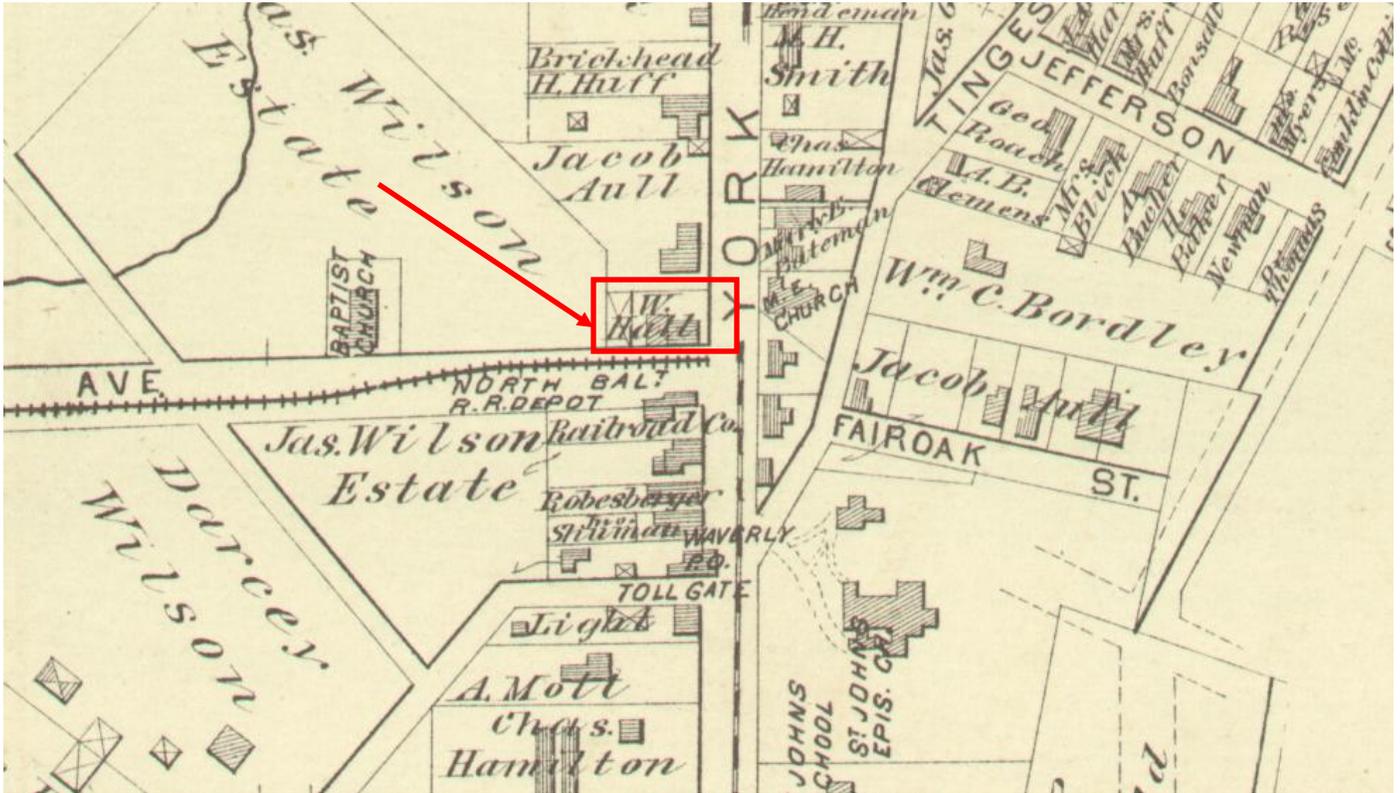
York Road in 1903



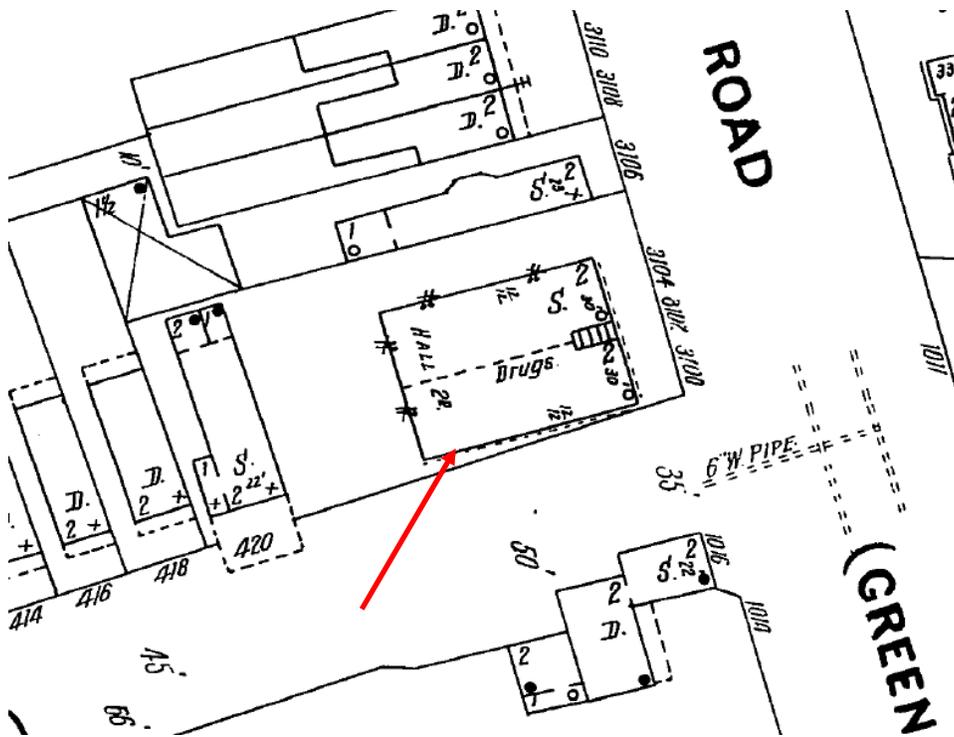
Waverly Town Hall circa 1977



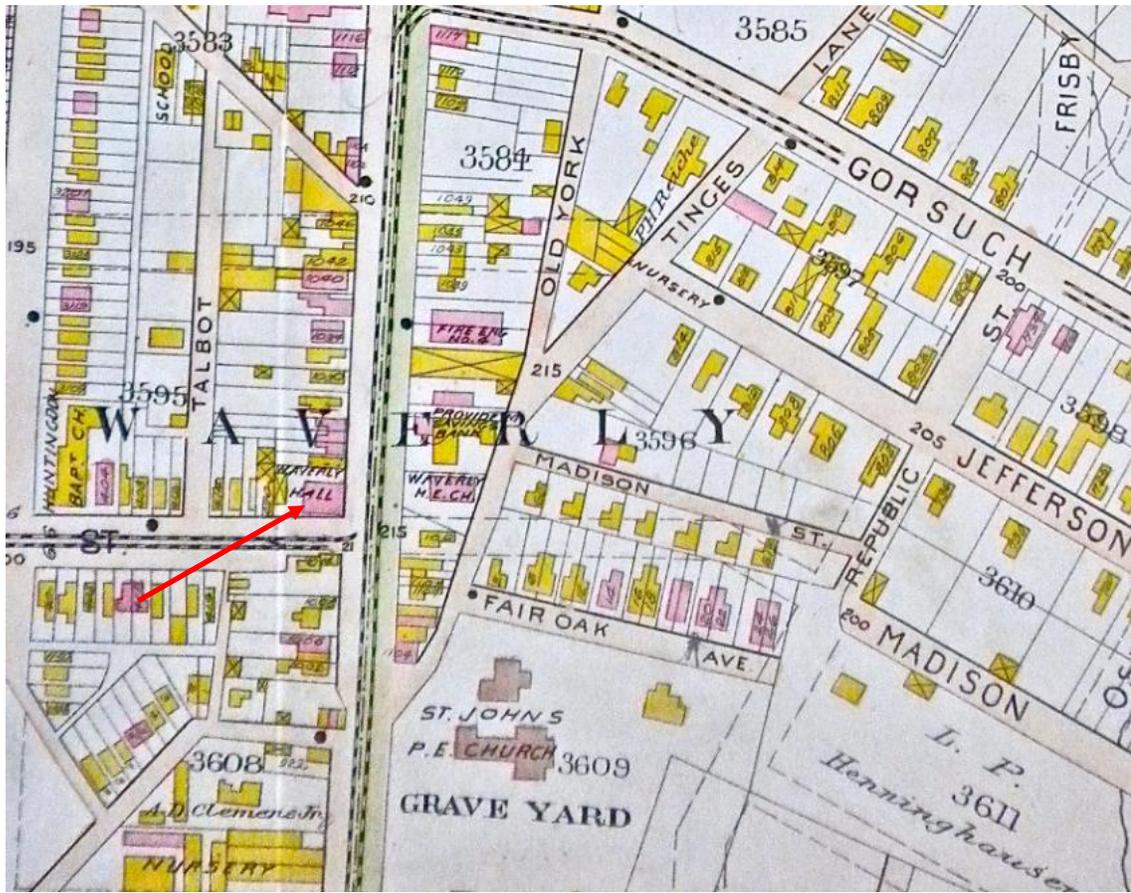
Waverly Town Hall today



Hopkins Atlas of Baltimore County, 1877



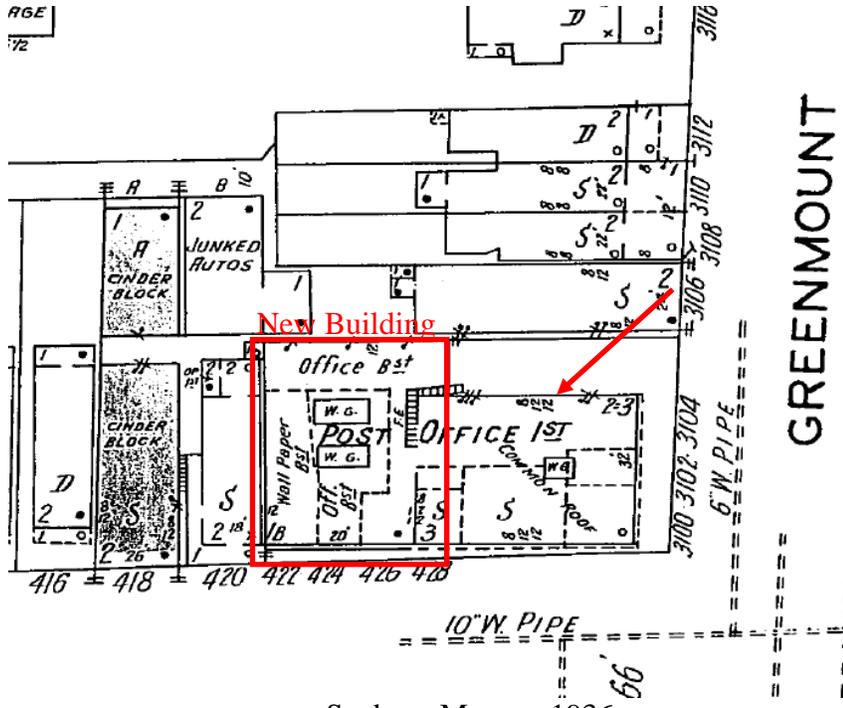
Sanborn Map from 1902



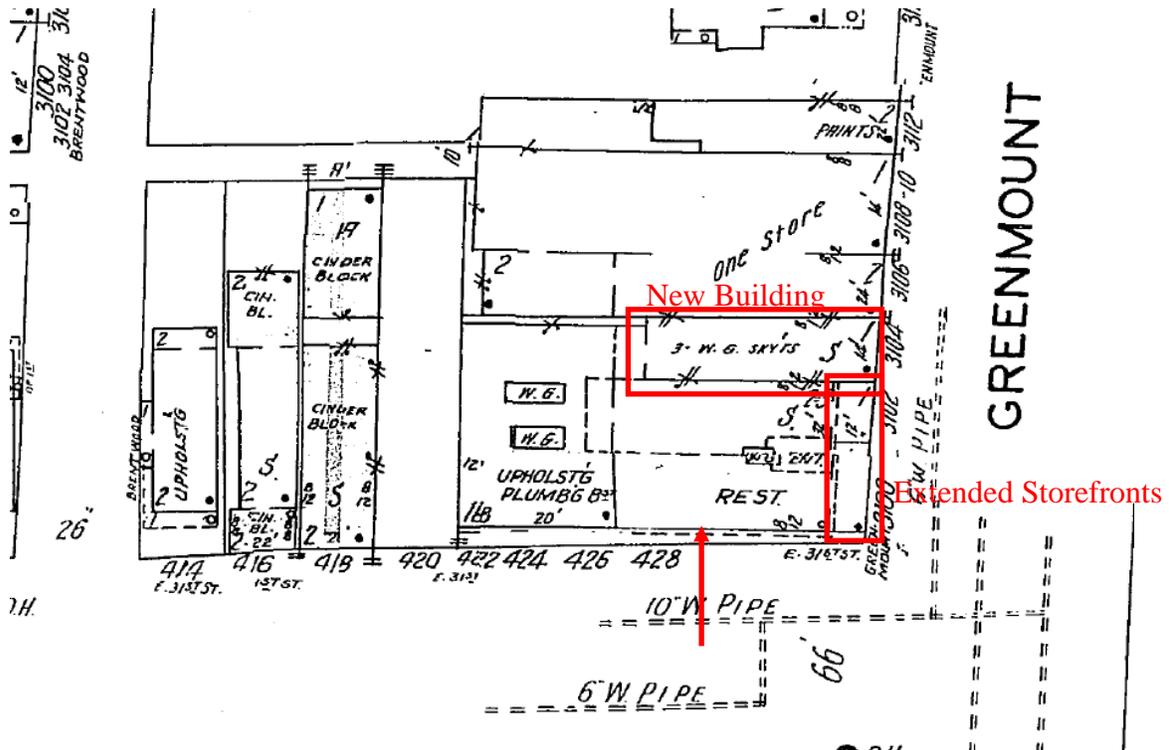
Sanborn Map of 1906



Atlas of the City of Baltimore, Maryland, 1914



Sanborn Map ca. 1936



Sanborn Map ca. 1951

I. O. H.



MR. E. C. LIVINGSTON